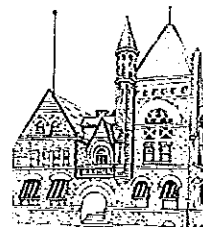




# DEPARTMENT OF PLANNING AND DEVELOPMENT

City of West Haven  
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CITY HALL 1896-1968

John M. Picard  
Mayor

Meredith Allen  
Commissioner

## City of West Haven Bonding Request Transit-Oriented Development Study

**Total Cost** – \$200,000

**Source of Other Funding** – The City will assign municipal employees to the Project as an in-kind contribution.

**Description** – The City of West Haven requests these funds to update its Transit-Oriented Development (TOD) District Master Plan, review and evaluate the City's existing TOD District Regulations, prepare a development strategy, select a preferred development approach and create a scale model of the TOD District. Completion of these tasks in a timely fashion is vital in anticipation of the completion of the West Haven Train Station, which is currently scheduled for the end of 2013.

**Status** – After reviewing elements of TOD projects across the country, the City has developed the attached workplan which it believes incorporates the best practices in the field.

**Ready for Construction** – The City is prepared to go out to bid once funding is secured.

**Contact** – Harry Eberhart, Assistant City Planner, 203-937-3580 ext. 3007

**Anticipated Start and Completion Date** – The City is prepared to go out to bid for a consultant once funding is secured. Current plans estimate a project duration of twelve (12) months

**Jobs Created Temporary and Permanent** – The project will create temporary jobs with the consultant hired to lead the project and its associated subcontractors. Ultimately, completion of the project will lead to increased intensity of employment activities in the immediate vicinity of the Train Station and provide for economic development uses which will support Downtown revitalization efforts.

**Who Does it Benefit** – The study will benefit the City of West Haven and its citizens by providing direction for the optimum leveraging for the new Train Station and the opportunities related to it.

# **West Haven Train Station**

## **Transit-Oriented Development Workplan**

The City of West Haven seeks a grant in the amount of \$200,000 to update its TOD District Master Plan, review and evaluate the City's existing TOD District Regulations, prepare a development strategy, select a preferred development approach and create a scale model of the TOD District as outlined in the Final Report. After reviewing elements of Transit-Oriented Development projects across the country (including Minneapolis, MN; Pittsburgh, PA; Eugene OR and Linden, NJ), the City has developed the following workplan which it believes incorporates the best practices in the field.

### **1. Update TOD Master Plan**

*Task:* Review 2002 Concept Master Plan & Develop Refined Work Scope

*Deliverables:* Refined Scope, Updated Budget & Schedule

### **2. Review and Evaluate City's Existing TOD District Regulations**

*Task:* Review City's Existing TOD District Regulations & Evaluate Effectiveness

*Deliverables:* Refined TOD District Regulations

### **3. Prepare Development Strategy & Select Preferred Development Approach**

#### ***Task 1: Review Work Plan and Project Management***

Consultant team will meet with City Staff to refine the project schedule and work plan. Project Advisory Committee will be created and will identify the specific research steps, analysis, work products and deliverables to be completed.

*Deliverables:* Detailed project scope, budget and schedule for meetings, research steps, and deliverables.

#### ***Task 2: Baseline Analysis and Consensus Plan***

Collect primary data (including existing traffic studies and data), create block and parcel inventory for the redevelopment area, review proposed projects, interview property and business owners within the redevelopment project area, and create an area consensus plan vision from the Concept Master Plan to incorporate changes since the plan was approved.

*Deliverables:* Technical memoranda including baseline station area evaluation, infrastructure analysis, baseline traffic analysis for the station area, and updated market assessment for station area.

***Task 3: Milestone Advisory Committee Meeting***

A milestone meeting of the Project Advisory Committee shall be held upon the completion of Task 2 to review findings and deliverables, and evaluate research strategies and assumptions for upcoming Task 4 and Task 5.

***Task 4: Concept Designs for Streets***

Review existing sketch concept designs for planned Transit Corridor on Saw Mill Road and Wagner Place.

*Deliverables:* Alternative concept designs, preliminary budgets and supporting analysis for street and utility infrastructure improvements.

***Task 5: Opportunity Sites, Concept Development and Alternatives Analysis***

Develop several alternate sketch and development concept plans and scenarios for the Transit-Oriented Development Zone

*Deliverables:* Alternative development scenarios, development programs, preliminary development budgets and preliminary pro forma analysis.

***Task 6: Milestone Meeting and Public Workshop Meeting***

A milestone meeting of the Project Advisory Committee shall be held upon the completion of Task 5 to review findings and deliverables prior to the presentations at a public meeting.

***Task 7: Identification and Refinement of Preferred Development Scenarios and Concept Designs for Street and Infrastructure Improvements***

After review of technical information and input from public workshop meeting and Project Advisory Committee, consultants shall recommend preferred concept plans and development scenarios and complete refined technical analysis for the preferred alternate.

*Deliverables:* Complete preferred development scenarios for opportunity sites.

***Task 8: Updated Station Area Development Vision and TOD Strategy***

***Task 9: Milestone Public Advisory Committee Meeting***

Final milestone meeting will present and review preferred plan scenario and infrastructure concept designs,

***Task 10: Final Reports***

Consultants will assemble the completed technical work and integrate into a final strategy document.